

July 12, 2020



## Talbot County Short-Term Rental Review Board Minutes

Thursday, July 2, 2020 at 1:00 p.m.  
Community Center, Wye Oak Room  
10028 Ocean Gateway, Easton, Maryland

### Attendance:

#### Commission Members:

Scott Kane, Chairman  
David McQuay, Vice Chairman/via  
phone  
George Nilsen  
Martha Suss/via phone  
Cindy Reichart

#### Staff:

Anthony Kupersmith, County Attorney  
Miguel Salinas, Assistant Planning Officer  
Elisa Deflaux, Planner II  
Chris Corkell, Recording Secretary

**1. Call to Order** - The Chair called the meeting to order on July 2, 2020 at 1:15 p.m. Mr. Kane opened the meeting.

**2. Administrative Matters** – Mr. Kane welcomed the two (2) new Board members, Mrs. Reichart and Mr. Nilsen, and thanked the former members, Ms. Broll and Mr. Hall, for their service. He discussed the work session that was held by County Council in December of 2019 and January of 2020 that led to a draft Bill of amendments to the STR regulations. The draft Bill will be reviewed by the Planning Commission on July 9, 2020 at 8:30 a.m.

Mr. Salinas showed a "How to be a Good Neighbor" brochure prepared by an intern from Easton High School, Harry Callahan. The brochure will be mailed with STR licenses. Mr. Salinas also discussed the STR portal that is up and running for STR license applications. The portal also allows citizens to file complaints.

Election of Officers were held. Mr. Kane is the Chairman and Mr. McQuay is the Vice Chairman. Both will be serving their 2<sup>nd</sup> year in the same positions.

**3. Minutes** – Mrs. Suss made a motion to approve the minutes for December 12, 2019, seconded by Mr. McQuay. Mr. McQuay made a motion to approve the minutes for December 19, 2019, seconded by Mr. Kane. Both motions carried unanimously.

**4. Old Business** - None.

#### **5. New Business** -

- a. Off the Grid/Camille and James Massie, ST-262-MAS, 26242 Langs Landing Road, Oxford, MD 21654, (Map 53, Grid 7, Parcel 69, Lot 1A; Zoned Rural

Residential). Mr. and Mrs. Massie withdrew their application as their property has been sold.

b. Cove Point Retreat/William Smith, ST-477-SMI, 4774 Bar Neck Road, Tilghman, MD 21671, (Map 51, Grid 4, Parcel 7, Zoned Village Hamlet). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. William Smith/Applicant and Leah Schultz/Resident Agent attended the meeting and both of them spoke on the behalf of the application and property. The Board called for Public comment; Susan duPont and Keith Watts spoke. Written comments were received by the Board from Ms. duPont and read by Mr. Salinas.

**Mr. Nilson made a motion to approve the STR application for six bedrooms for 4774 Bar Neck Road, with staff conditions, seconded by Mrs. Reichart. The motion carried unanimously (5-0 Vote).**

c. Deep Neck Point/William McKinnon, ST-660-MCK, 6601 Cedar Cove Road, Royal Oak, MD 21662, (Map 40, Grid 13, Parcel 52; Zoned Rural Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. William McKinnon/Applicant attended the meeting and spoke on the behalf of his application and property. There was discussion whether the loft needed to be locked and Mrs. Reichart and Mr. Nilson were against asking the applicant to lock the loft. The Board called for Public comment; Keith Watts, John Marrah and Susan duPont spoke. Mr. Marrah requested all letters be read into the record. On the advice of Mr. Kupersmith, letters up to 250 words will be read into the record. Written comments were received by the Board from Ms. duPont and read into the record by Mr. Salinas.

**Mr. Nilson made a motion to approve the STR application for six bedrooms for 6601 Cedar Cove Road, with staff conditions, seconded by Mr. McQuay. The motion carried unanimously (5-0, Vote).**

d. Winn Friddell, ST-956-FRI, , 9566 Old Martingham Road, St. Michaels, MD 21663, (Map 23, Grid 1, Parcel 90, Lot 1; Zoned Rural Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. CBRE/Dawn Lednum/Resident Agent attended the meeting and spoke on the behalf of the applicant. The applicant wanted to delay the date to issue the license until December 2020. The Board called for Public comment; no one testified. Written comment was received by the Board from Ms. duPont and read into the record by Mr. Salinas.

**Mr. Nilson made a motion to approve the STR application for three bedrooms for 9566 Old Martingham Road, with staff conditions and with an effective license date of December 1, 2020, seconded by Mr. McQuay. The motion carried unanimously (5-0, Vote).**

e. Riverview/Coastal Blue Talbot 1, LLC, ST-706-COA, 706 Riverview Terrace, St. Michaels, MD 21663, (Map 201, Parcel 1156, Lot 2; Zoned Town Residential). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Eastern Shore Vacation Rentals, Matthew Tucker/Esquire and Jodie Hardesty, attended the meeting and both spoke on the behalf of the applicant. The owner showed up to attend the meeting but was called away for a family emergency. There were discussions on rescheduling the hearing, but Board recommended to move forward to hear the application.

The Board discussed whether letters should be read into the record. Mr. Kane stated if there were duplicate letters, they would not need to be read into the record. Parking was discussed; the agents stated there are two (2) available parking spaces and two (2) more will be added.

The Board called for Public comment; John Marrah, Joan Synder, Susan duPont, Keith Watts, Steve Remco, Bob Haase and Charles and Susan Barranco spoke on the application. Written comments were received by the Board from Ms. duPont, Joann Sullivan, Scott Sullivan, Marcia Marrah, Mr. and Mrs. John Nyland, Mark and Mary Alice Pacious, Paul Rokowski, Chris and Beverly Spurry, Robert Haase, John Davis, Randall and Nancy Goetze, Whitney Fiore, Patricia Miller, Michael Hellman, Elyse Devries, Steven and Debra Spurry, Chris Barranco, Robert and Diane Little, Holly Fairbank, Ralph DeMarco, Monica Otte, Roy and Sandra Droege, John and Marie Dempsey, Mr. and Mrs. Lippson, Marjorie Bard, Dennis Grote, Mr. and Mrs. Minot, Teresa Westbrook, Mr. and Mrs. Kaiser, Janet Pace, Mr. and Mrs. Sweeney, Mr. & Mrs. Mosier, Mr. and Mrs. O'Hare, Mr. & Mrs. NiNapoli, Mr. John Frank, Kathleen Frank, S.E. Lindemann, Ms. Stephanie Rockwell, Mr. and Mrs. Winter and Ms. Michelle Fisher.

**Mrs. Reichart made a motion to approve the STR application for four (4) residents until more parking is added for 706 Riverview Terrace, with staff conditions, seconded by Mrs. Suss. The vote was 3-2, Mr. Kane and Mr. McQuay opposed.**

f. Riverview Retreat/Gregory and Tawni Sikon, ST-910-SIK, 910 Riverview Terrace, St. Michaels, MD 21663, (Map 201, Parcel 1144; Zoned Town Residential).

**Mr. Nilson made a motion to reschedule the STR application to July 9, 2020, seconded by Mrs. Suss. The vote was 4-0-1**

**6. Other Matters for Discussion – None.**

**7. Adjournment** - The Chair called the meeting to adjourn. The meeting was adjourned at 6:00 p.m.

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Read and approved by the Board on 12-22-2020.

  
Chairman